

DALLAS McMILLAN

SOLICITORS AND ESTATE AGENTS



**Flat 12
20 Haggswood
Avenue
Glasgow
G41 4RE**

**Offers Over
£215,000**



DALLAS | McMILLAN
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DESCRIPTION AND LOCATION

Dallas McMillan are delighted to present to the market this seldom available 2 bedroom property with a top floor flat position within a four storey flatted block containing twelve flats in all. The flat has its own allotted garage and is situated in the highly desirable south side of Glasgow.

The property forms part of an immaculately maintained residential estate boasting a combination of lawned areas and mature shrubs, bushes and trees, and along with plenty of private residents parking there is also a garage for private use. The property is accessed via a secure entrance and a homely communal area with bright attractive hallways and stairs making it feel extremely safe.

Having large picture windows throughout, there is a huge amount of light in every room, and with excellent storage in the hallway, the generously proportioned rooms can be used to their full potential.

All the rooms are accessed by an extremely large hallway with space for occasional furniture and it is almost a room in itself. The living room of the property is a beautifully presented room with feature fire place and has plenty space for a dining table and chairs if desired.

The breakfasting kitchen has bespoke wall and floor units and has maximised the space with the use of clever storage and design.

Both bedrooms are large, light and bright with built in storage. The main bathroom comprises a bath with separate mixer shower over tray, wash hand basin and wc..

The property benefits from a gas fired central heating system with gas boiler positioned within the kitchen cupboard area, which serves steel panelled radiators. Windows are UPVC double glazed. There is a timber framed single glazed unit within the lounge. The entrance door is of a timber type and there is a timber secure entry door at ground level.

The property has stunning views of the gardens and beyond, and these are further enhanced by accessing the veranda which has space for a small table and chairs.

This is a notably elegant and spacious flat in a stunningly beautiful location with direct contact to Pollock Park and the world famous Burrell Collection in close proximity. There are exceptional primary and secondary schools, including highly regarded independent schools all close by. Good access to public transport, motorway links and plenty of amenities nearby.



ACCOMMODATION

HALLWAY	7'2" x 10'5"
	2.18 m x 3.18 m
LIVING ROOM	20'10" x 12'11"
	6.35 m x 3.95 m
KITCHEN	10'4" x 12'11"
	3.15 m x 3.95 m
BEDROOM	15'2" x 10'7"
	4.61 m x 3.23 m
BEDROOM	13'2" x 10'5"
	4.02 m x 3.16 m
BATHROOM	6'1" x 10'5"
	1.85 m x 3.18 m

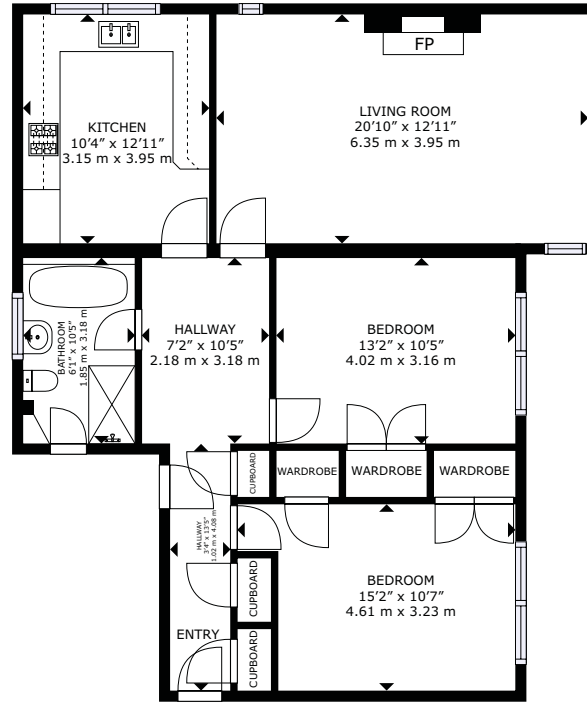
VIEWING

Through solicitors on [0141 333 6750](tel:01413336750)

ENTRY

By negotiation





GROSS INTERNAL AREA
FLOOR PLAN: 969 sq. ft., 90 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by [Plush Plans Ltd](#)



TRAVEL DIRECTIONS

Through solicitors on 0141 333 6750

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas nor water services nor any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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